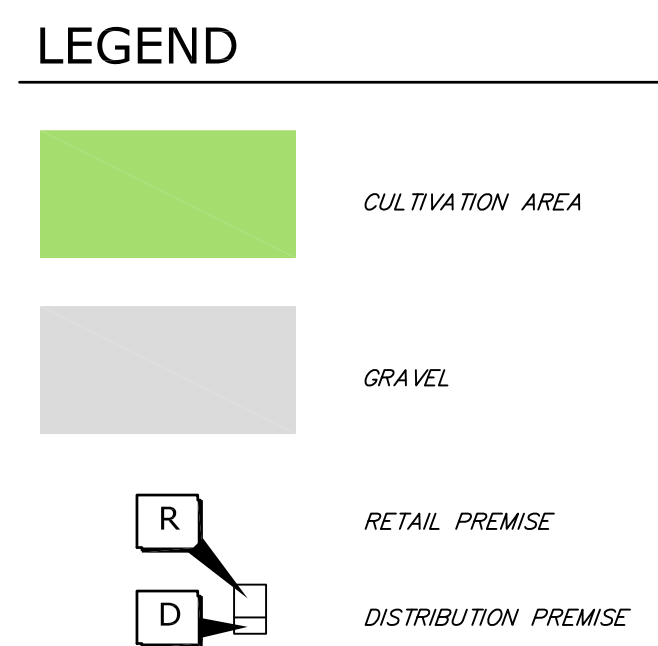
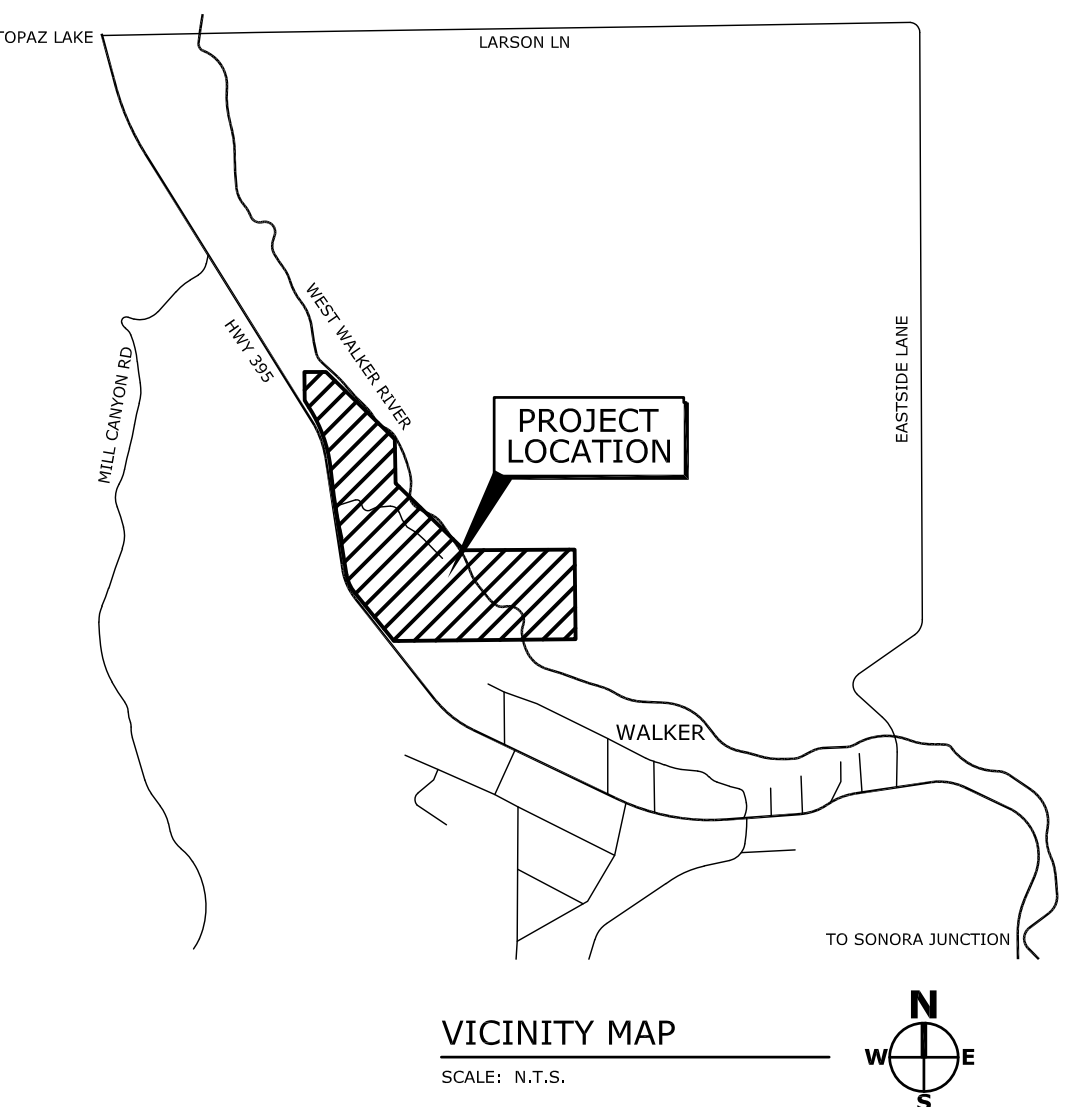




APN: 002-450-023-000
 ZONE: N/A
 LAND USE AG 10

TILTH FARMS
 6,980,715 S.F.
 APN: 002-450-024-000
 160.26 ACRES
 ZONE: N/A
 LAND USE AG 10



108432 HWY 395, WALKER
 MONO COUNTY - CALIFORNIA
**PLOT PLAN APPLICATION
 PROPOSED SITE PLAN**

The project is a 50 acre +/- improvement area to be located on a 160.26 AC parcel, built in multiple phases. The project is located on the East side of State Highway 395 (APN # 002-450-024-000). Loading/deliveries will occur at the southwestern corner of the building/site and adequate area is provided for truck staging and movements. Operating hours are generally dawn to dusk seven days per week. There are generally 2-5 employees, with 5 on the largest shift.

DATA TABLE

APPLICANT	EDGERTON FAMILY TRUST
ADDRESS	PO BOX 207, COLEVILLE CA, 96107
CONTACT	ERIC EDGERTON PH: 775.291.1480
ENGINEER	TECTONICS DESIGN GROUP
ADDRESS	730 SANDHILL RD SUITE 250, RENO, NV 89521
CONTACT	MATTHEW RASMUSSEN PH: 775.824.9988 x11
ASSESSOR'S PARCEL NUMBERS	002-450-024-000

LEGAL DESCRIPTION
 PARCEL 024 OR PARCEL MAP NO. 2-45, COUNTY OF MONO, STATE OF CALIFORNIA, ON FILE IN BOOK 2, PAGE 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY

LAND USE DATA:

	S.F.	ACREAGE
002-450-007-000	6,980,715	160.26
STATE HIGHWAY 395 ROW DEDICATION	0	0
NET ACREAGE	6,980,715	160.26

LAND USE

	S.F.	ACREAGE
CULTIVATION AREA	1,933,408	44.38
DISTRIBUTION PREMISE	240	0.01
RETAIL PREMISE	720	0.02
ACCESS ROADS, PARKING, SIDEWALKS, TRASH ENCLOSURE	90,991	2.09

PARKING DATA

GENERAL RETAIL @ 200 SF/STALL	4 SPACES REQUIRED
CULTIVATION AREA @ 5 ACRES/STALL	9 SPACES REQUIRED
DISTRIBUTION PREMISE @ 1000 S.F./STALL	1 SPACES REQUIRED
TOTAL SPACES REQUIRED	14 SPACES
STANDARD PARKING PROVIDED	21 SPACES
ADA PARKING PROVIDED	2 SPACES
CLEAN AIR/VAN/POOL/VEH SPACES	3 SPACES
TOTAL AUTOMOBILE PARKING SPACES	26 SPACES PROVIDED
SHORT TERM BICYCLE PARKING	3 SPACES

ZONING	N/A
LAND USE	AG 10

PUBLIC UTILITY PURVEYORS

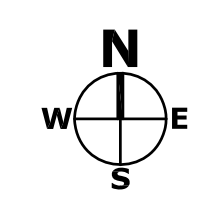
ELECTRIC	LIBERTY	800-782-2506
GAS	AMERI GAS	530-495-2324
TELEPHONE	FRONTIER	885-650-4219
WATER	NOT AVAILABLE	WELL
SEWER	NOT AVAILABLE	SEPTIC

SCHOOL DISTRICT
 COLEVILLE HIGH SCHOOL & ANTELOPE ELEMENTARY SCHOOL

FEMA FLOOD ZONE DESIGNATION
 THIS SITE HAS SPECIAL FLOOD HAZARD AREAS. CONSEQUENTLY FIRM PANEL 06051C0088D EFFECTIVE 02/18/2011 FOR MONO COUNTY IS NOT PRINTED. UNOFFICIAL GIS MAPPING SHOWS THE AREA TO BE ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN



SITE PLAN
 SCALE: 1" = 150'-0"



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DRAWN: C.B.H.
 DESIGNED: C.B.H.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PROJECT/CLIENT: # 1.17129

DESIGNER: **TECTONICS DESIGN GROUP**
 730 Sandhill Road #250, Reno, NV 89521
 Tel: 775-824-9988
 Fax: 775-824-9960
 www.tectonicsdesigngroup.com

PROJECT/CLIENT: Edgerton Family Trust
 108432 Hwy 395, Coleville, CA
 PO Box 207, Coleville CA, 96107

DATE: 1/27/21
 SUBMITTAL: PLOT PLAN

SUBMITTAL RECORD: # 1.17129

SHEET TITLE: SITE PLAN

SHEET: C2.1